



Westfield City Council Report

Ordinance Number:	23-03
APC Petition Number:	2305-PUD-05
Petitioner:	J.C. Hart Company, Inc. by Church Church Hittle + Antrim
Requested Action:	An amendment to the landscaping standards on 5.5 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.
Current Zoning:	Wheeler Landing PUD District
Current Land Use:	Vacant
Acreage:	5.5 acres +/-
Exhibits:	<ol style="list-style-type: none">1. Department Report2. Location Map3. Proposed Ordinance 23-034. Narrative Statement5. Landscape Plan
Staff Reviewer:	Caleb Ernest, Senior Planner

PETITION HISTORY

This petition was introduced at the [April 10, 2023](#), City Council meeting. The discussion for this petition can be viewed [here](#). The petition received a public hearing and recommendation at the [May 3, 2023](#), Advisory Plan Commission (the “Plan Commission”) meeting. The discussion for this public hearing can be viewed [here](#). At this meeting, the workshop meeting requirement was requested, by the petitioner, to be waived. The Plan Commission approved the waiver of the workshop meeting (8-0).

PROJECT OVERVIEW

Location: This subject real estate is approximately 5.5 acres in size and is located at the southeast corner of Grand Park Blvd. and Virginia Rose Ave. (the “Real Estate”, see **Exhibit 2**). The Property is currently zoned the Wheeler Landing PUD District. All adjacent zoning districts are also zoned the Wheeler Landing PUD District.

Project Description: The petitioner is requesting an amendment to the landscaping standards of the Wheeler Landing PUD District. The proposal is to modify the landscaping standards and replace them with the proposed landscape plan (**Exhibit 5**).

ORDINANCE DETAILS

Landscape Plan:

- Exhibit C (**Exhibit 5**) is hereby incorporated in accordance with Article 10.9.F.2 of the Unified Development Ordinance. The Real Estate shall be developed in substantial compliance with the Landscape Plan.

Development Standards:

- Landscaping:
 - Article 6.8 Landscape Standards: shall apply, except as otherwise modified below:
 - Article 6.8.K Minimum Lot Landscaping Requirements shall be reduced to 77% of the required shade trees and 50% of the required ornamental or evergreen trees.
 - Article 6.8.M.1 External Street Frontage Landscaping Requirements shall apply. However, plantings along the perimeter streets shall be counted towards meeting this requirement, and the required berm along Grand Park Boulevard is waived.
 - Article 6.8.O.1.b.ii shall apply except that the minimum area of a parking island may be reduced from 120 square feet to 55 square feet.

In the UDO, the Lot Landscaping Requirements for Multi-family Residential land uses is one (1) Shade Tree, one (1) Ornamental or Evergreen Tree and four (4) shrubs per Dwelling Unit. As of right now, the proposal contemplates 148 Dwelling Units. The UDO Lot Landscaping for the Real Estate would require 148 Shade Trees, 148 Evergreen or Ornamental Trees and 592 shrubs. The proposed landscape plan (**Exhibit 5**) shows 114 Shade Trees, 74 Evergreen Trees and 611 shrubs.

In the UDO, the External Street Frontage Landscaping Requirements would require a three-foot (3') tall undulating mound along Grand Park Boulevard.

In the UDO, the minimum area of a parking island is one hundred and twenty (120) square feet.

MODIFICATIONS SINCE THE MAY 3rd PLAN COMMISSION MEETING

At the [May 3, 2023](#), public hearing and recommendation, the petitioner stated they would install landscaping off-site as a measure of providing landscaping otherwise required for their site. The petitioner agreed to work with city staff on a commitment to install off-site landscaping. The commitment was recommended by staff to not be included in the PUD amendment due to the off-site location of landscaping not located on the Real Estate. Since the [May 3, 2023](#), meeting, the petitioner and staff are continuing to coordinate and complete the commitment.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the “[Comprehensive Plan](#)”) identifies the majority of this Property as being within the “Business Park” land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zoning map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The land uses contemplated for “Business Park” are: Manufacturing, subordinate office, retail and services, research and development and warehousing.

Thoroughfare Plan: The following corridors are impacted by the development of the Real Estate:

- (i) Collector: Grand Park Blvd.;
- (ii) Local: Virginia Rose Ave., and;
- (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the [May 3, 2023](#), Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the [April 10, 2023](#), City Council meeting.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its [May 3, 2023](#), meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed).

City Council

Introduction: [April 10, 2023](#)

Eligible for Adoption: [May 3, 2023](#)

Submitted by: Caleb Ernest, Senior Planner, Community Development Department

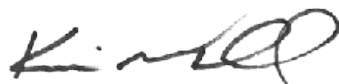
APC CERTIFICATION**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Wednesday, May 3, 2023, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

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Description	An amendment to the landscaping standards on 5.5 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

On May 3, 2023, the Plan commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 8 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Kevin M. Todd, Secretary

May 04, 2023

Date